013.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,200 / 898,200
					USE VALUE:	898,200 / 898,200
					ASSESSED:	898,200 / 898,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	EDITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A	
Owner 2:		
Owner 3:		
Street 1:	98 RICHFIELD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	LEMOS DAVID P/KELLY A -
Owner 2:	-
Street 1:	9 EDITH ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2318 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	443,700		454,500	898,200
Total Card	0.113	443,700		454,500	898,200
Total Parcel	0.113	443,700		454,500	898,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.49 | /Parcel: 387.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10464
GIS Ref:
GIS Ref:
Insp Date: 02/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,900	0	4,938.	454,500	898,400	898,400	Year End Roll	12/18/2019
2019	104	FV	344,700	0	4,938.	482,900	827,600	827,600	Year End Roll	1/3/2019
2018	104	FV	344,700	0	4,938.	352,200	696,900	696,900	Year End Roll	12/20/2017
2017	104	FV	323,300	0	4,938.	306,800	630,100	630,100	Year End Roll	1/3/2017
2016	104	FV	323,300	0	4,938.	261,300	584,600	584,600	Year End	1/4/2016
2015	104	FV	288,100	0	4,938.	255,700	543,800	543,800	Year End Roll	12/11/2014
2014	104	FV	288,100	0	4,938.	210,200	498,300	498,300	Year End Roll	12/16/2013
2013	104	FV	299,800	0	4,938.	200,000	499,800	499,800		12/13/2012

!1291!

PRINT

Date	Time
12/10/20	16:55:59

LAST REV

Date	Time
11/19/20	14:07:45

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEMOS DAVID P/K	75149-387	1	7/17/2020		930,000	No	No		
LEMOS MILDRED M	48611-349		12/5/2006	Family	200,000	No	No		
LEMOS MILDRED M	48148-135		9/12/2006	Family	1	No	No		
	11673-320		5/2/1969			No	No		N

USER DEFINED

Prior Id # 1:	10464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1026	Renovate	225,000	O				
8/8/1996	372	Manual	1,500					REPLACE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
2/20/2018	MEAS&NOTICE	BS	Barbara S
2/10/2009	Meas/Inspect	294	PATRIOT
9/28/1999	Meas/Inspect	163	PATRIOT
8/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,513	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10297668
Const Adj.:	0.98000199
Adj $ / SQ:	183.756
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602804
Depreciation:	159140
Depreciated Total:	443664

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

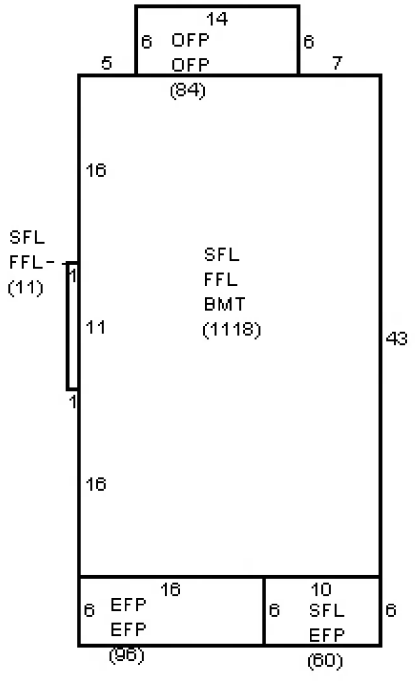
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.76
Special Features:	0	Val/Su Net:	115.07
Final Total:	443700	Val/Su SzAd	191.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,189	183.760	218,486
FFL	First Floor	1,129	183.760	207,461
BMT	Basement	1,118	55.130	61,632
EFP	Enclos Porch	252	37.270	9,392
OFP	Open Porch	168	25.800	4,334

Net Sketched Area:	3,856			Total:	501,305
Size Ad	2318	Gross Are	3856	FinArea	2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: